

# Administrative Alternates



## DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

<b>Administrative Alternate Request:</b> <i>Requested in accordance with UDO Section 10.2.17</i>	<b>OFFICE USE ONLY</b>
<b>Section(s) of UDO affected:</b> <b>3.4.7.C.</b> <b>Provide an explanation of the alternate requested, along with an applicant's statement of the findings</b> <small>Build-to percentage reduction due to site constraints. Please refer to attached Statement of Findings.</small> <b>Provide all associated case plan numbers including zoning and site plan:</b> <b>TBD</b>	Transaction Number

<b>Property Address</b> 2413 Blue Ridge Road; Raleigh, NC 27609		<b>Date</b> 11/27/2018
<b>Property PIN</b> 0785711321	<b>Current Zoning</b> OX-5-UL	
<b>Nearest Intersection</b> Blue Ridge Road & Fairmeadow Lane		<b>Property size (in acres)</b> 1.6
<b>Property Owner</b> North State Bank	<b>Phone</b> 919-264-4893	<b>Mail</b> 6204 Falls of Neuse Road; Raleigh, NC 27609
	<b>Email</b> jkriepps@northstatebank.com	
<b>Project Contact Person</b> Jon Callahan, P.E. John A. Edwards & Company	<b>Phone</b> (919) 828-4428	<b>Mail</b> 333 Wade Ave; Raleigh, NC 27605
	<b>Email</b> info@jaeco.com	
<b>Property Owner Signature</b>  JONATHAN N. KRIEPS Executive Vice Pres.	<b>Email</b> jkriepps@northstatebank.com	
<b>Notary</b> Sworn and subscribed before me this <u>27<sup>th</sup></u> day of <u>November</u> , 20 <u>18</u>	<b>Notary Signature and Seal</b>  <div style="border: 1px solid black; padding: 5px; text-align: center;">             Virginia A Wyatt              NOTARY PUBLIC              Wake County, NC              My Commission Expires May 7, 2023         </div>	



January 15, 2019

Mr. Carter Pettibone

City of Raleigh Appearance Commission  
222 W. Hargett Street  
Raleigh, North Carolina 27602

Subject: North State Bank – New Construction  
Appearance Commission Findings  
Project Number: 578800  
Case Number: SR-114-18

### **Administrative Alternate Findings Narrative**

The proposed development does not meet UDO section 3.4.7C (Build-to) in which we are seeking to meet these requirements through Administrative Alternate Findings, section 1.5.6 of the UDO. The findings below will expand upon the design strategies used to supplant the requirements.

#### UDO 1.5.6.D – Built-To

The goal of the 2413 Blue Ridge Road Building is to create a new bank branch and office building that serve the needs of the bank, while attracting a mix of Class A tenants and event functions. In doing so, it is imperative that an inviting building that engages the street and property corner be constructed. The building is intentionally sited to allow a gracious open covered plaza (UDO requirement 1.5.3C) between the building and the primary street edge, that will encourage users of the development as well as public to engage and interact.

The proposed project meets the administrative alternate section 1.5.6D in the following ways:

1. *The approved alternate meets the intent of the build-to-regulations;*  
The building footprint, exterior plaza, roof overhangs, sidewalk connections, landscaping, etc. define a public area that engages the street edge and public right-of-way along Blue Ridge road and Fairmeadow Lane. As the current heated building area only shows approx. 49' or 21%. The addition of the outdoor plaza increases the total percentage well above the 50% requirement (approx. 141' or 59%). Additionally, a second floor footprint over the teller line further extends the building façade (approx. 174' or 73%).
2. *The approved alternate conforms with the Comprehensive Plan and adopted City plans;*  
The building is in conformance with several policies, including: LU2.1 (placemaking) LU5.1 (Reinforcing the Urban Pattern). The exterior covered plaza will help activate the corner, creating a gathering space for office users and guests.
3. *The approved alternate does not substantially negatively alter the character-defining street wall or establish a build-to pattern that is not harmonious with the existing built context;*  
The building positively alters the character-defining street wall by use of careful and intentional design elements that connect the building to the street while maintaining an engaging and

activated street edge. The use of 8'-0" sidewalks, landscape areas, hardscape plaza, seating elements, etc. give the pedestrian a sense of place and value.

4. *The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety; and*

The proposed design positively impacts the pedestrian access, comfort and safety, by use of generous sidewalks, direct connections to the building primary entry, and engaging handicap ramps. The placement of the plaza, increases the convenience and accessibility.

5. *Site area that would have otherwise been occupied by buildings is converted to an outdoor amenity area under Sec. 1.5.3.B*

The deliberate and carefully thought out amenity plaza (UDO 1.5.3B) will be an exciting usable element that will provide a much needed element to the project site and surrounding area that does not exist today. It will function as a welcome gathering space for visitors as well as a break out space for building occupants.

We believe, the findings as outlined above, express how the design meets the alternative paths of compliance as defined in the UDO for the Build-To.

Sincerely,



Corey L. Bates, AIA , LEED AP  
Principal



1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS REALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERRING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
6. ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
7. HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88

PROPOSED PARKING = 72 SPACES

1. PROPERTY IS LOCATED IN -UL (URBAN LIMITED) FRONTAGE, THEREFORE NO PARKING IS TO BE LOCATED BETWEEN BUILDING AND ROW.
2. -UL FRONTAGE ALSO REQUIRES A MAIN STREET OR MIXED USE TYPE STREETSCAPE.
3. REQUIRED STREETScape EXTENDS BEYOND ULTIMATE ROW ON FAIRMOUND LANE, THEREFORE SIDEWALK EASEMENT AND MAINTENANCE EASEMENT ARE REQUIRED.
4. ASSUMED BLUE RIDGE ROAD IS THE PRIMARY STREET. BLUE RIDGE ROAD IS STATE MAINTAINED AND THEREFORE REQUIRES A C2 PROTECTIVE YARD. (OVERRIDDEN BY -UL FRONTAGE)
5. NO PUBLIC UTILITY EASEMENT IS REQUIRED ON STATE ROW FRONTAGE.
6. NO BUILDING OR STRUCTURE MAY BE LOCATED CLOSER THAN 10 FEET TO A PROTECTIVE YARD. (OVERRIDDEN BY -UL FRONTAGE)

N/F  
BLUE RIDGE PLAZA  
ASSOCIATES LLC  
PIN: 0785.19-61-8353  
DB 11183, PG 1089  
BM 1981, PG 180

APPROX. LOC. CENTERLINE PER CITY OF  
RALEIGH IMAPS "RALEIGH STREET PLAN"  
LAYER (SEE NOTES)

FUTURE  
64' ROW

37'±

SCALE: 1" = 40'

1. CENTERLINE FOR THE PROPOSED LAKE DRIVE EXTENSION (2-LANE AVENUE, UNDIVIDED) SHOWN PER MAPS IS ASSUMED CONSISTENT WITH THE CITY OF RALEIGH 2030 COMPREHENSIVE PLAN. THE "STREET PLAN" MAP FROM THE COMPREHENSIVE PLAN DOCUMENT IS NOT APPROPRIATE AT THIS SCALE. THE FEATURES ARE INDISTINGUISHABLE.
2. THE ENTIRETY OF THE PROPOSED 64' RIGHT-OF-WAY IS LOCATED OFF-SITE FROM THE SUBJECT PARCEL, THEREFORE APPLICANT IS NOT RESPONSIBLE FOR FUTURE IMPROVEMENTS.

N/F  
THE ATRIUM AT BLUE  
RIDGE LLC  
PIN: 0785.19-71-0619  
DB 7290, PG 914  
BM 1997, PG 748

FAIRMEADOW LANE  
 - - AVENUE 2 LANE UNDIVIDED - -  
 EX. 60' PUBLIC R/W  
 (ULTIMATE 64' ROW)

SSMH  
RIM=471.72  
OUT=463.16

CB  
RIM=471.76  
IN =467.97  
OUT=467.67

8' SW REQUIRED BY -  
MIXED USE STREETSCAPE

32' 1/2 PR  
64' ROW  
D'±  
VARIABLE WIDTH  
SIDEWALK EASEMENT

— PROP ROW  
DEDICATION

— PROP RAMP - TYPE "N-1"  
(T-20.01.2)

– PROP ROW  
DEDICATION

- 6" B/W SW AND R/W FOR STREET TREES

— NO CHANGE TO EXISTING F  
— ADD 3'± TO EXISTING SW  
8' SW REQUIRED BY  
MIXED USE STREETSCAPE

N/F  
HIGHWOODS REALTY  
LTD PARTNERSHIP  
PIN: 0785.19-71-4347  
DB 6168, PG 493  
BM 1988, PG 1142

**BLUE RIDGE ROAD**  
 AVENUE 4 LANE DIVIDED - STATE MAINTAINED  
 VARIABLE WIDTH PUBLIC R/W  
 (ULTIMATE 104' ROW)

N/F  
HARDEN ROAD  
ASSOCIATES LLC  
PIN: 0785.20-71-5187  
DB 8774, PG 2607  
BM 2001, PG 564

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
4. PRIOR TO STARTING WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT (919) 956-2409 TO SET UP THE MEETING.
5. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
6. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
7. THE CONTRACTOR SHALL REPAIR ANY DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
8. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
9. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLY WITH THE PUBLIC RIGHTS OF WAY.
10. THE CITY OF RALEIGH (CROWA), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

N/F  
STATE EMPLOYEES  
CREDIT UNION INC  
PIN: 0785.19-61-9131  
DB 2680, PG 474  
BM 1959, PG 64  
BM 1990, PG 1037

1. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
2. HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL, T-20.01.2.
3. SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARD SPECIFICATIONS. AREAS WHERE SIGHT TRIANGLE ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWINGS.
4. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 2 FEET AND 8 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
5. ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARDS T-10, T-10.12, AND T-10.14 AS NOTED.
6. ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTENT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.
7. UNLESS OTHERWISE SHOWN, TURNOUT RADI TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS AND DRIVEWAY TURNS TO A MINIMUM OF 20'.

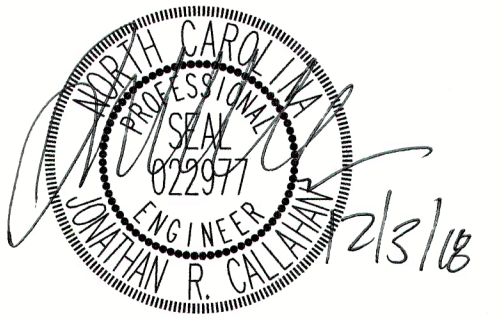


**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
and Land Surveyors

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**333 Wade Ave., Raleigh, N.C. 27605**  
**Phone: (919) 828-4428**  
**Fax: (919) 828-4711**  
**E-mail: [info@jaeco.com](mailto:info@jaeco.com)**

**www.jaeco.com**

Seals



Project

**NORTH STATE BANK**  
2413 BLUE RIDGE RD.  
RALEIGH, NC






Client






**NORTH STATE BANK**  
RALEIGH, NC

### Approvals

<b>LEGEND</b>	
BM	BOOK OF MAPS
DB	DEED BOOK
PC	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG. NAIL
IPS	IRON PIPE SET
MAGS	MAG. NAIL SET
CS	COTTEN SPINDLE
CS	SANITARY SEWER
CS	SANITARY SEWER CLEAN OUT
HB	HOT BOX
ST	STORM
GU	GUY ANCHOR
DB	DROP INLET BASIN
WV	WATER VALVE
DI	DRIVE PATCH
CONC	CONCRETE
SSMH	SANITARY SEWER
WM	WATER METER
LP	LIGHT POLE
GM	GAS METER
TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
FP	POWER POLE
ICV	IRRIGATION CONTROL VALVE
STMH	STORM MANHOLE
DENOTES CONCRETE	
DENOTES ADDRESS	

\_\_\_\_\_ PROPERTY LINE  
 \_\_\_\_\_ RIGHT OF WAY LINE  
 - - - - - PROP. LINE NOT SURVEYED  
 - - - - - EASEMENT LINE

 CB
  FH
  LP
  WV
  SSMH

 GW
  MW
  PP
  TP
  GM

### Drawing

## SITE PLAN

## Revisions

[illegible]

Drawing Scale 1" = 20'

Drawn By CS

Checked By JRC

Date Issued 11/30/18

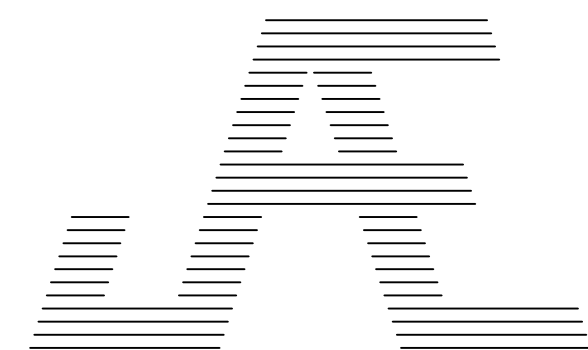
C-2.0



N/F  
THE ATRIUM AT  
BLUE RIDGE LLC  
DB 007290, PG 00914  
BM 2001, PG 1613  
PIN: 0785710619



727 W. Hargett Street, Ste. 101  
Raleigh, NC 27603 | 919.805.3586

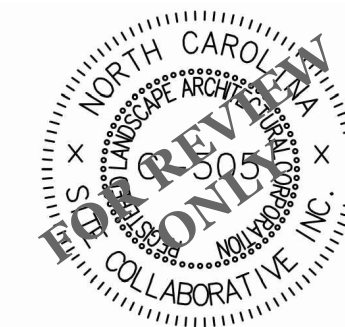


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2413 BLUE RIDGE RD.  
RALEIGH, NC

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RALEIGH, NC

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TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
PP	POWER POLE
ICV	IRRIGATION CONTROL VALVE
STMH	STORM MANHOLE



Revisions

Number	Description	Date

Drawing Scale 1" = 20'

Drawn By MB

Checked By GHS

Date Issued 11/28/18

L-1.0

LANDSCAPE REQUIREMENTS

**PARKING LOT TREE COVERAGE:**  
Total Parking Area = 28,494 SF  
Required: 1 Tree / 2,000 SF = 14 Trees  
Provided: 14 Trees

**STREET TREES:**

**Fairmeadow Lane**

Total Frontage = 295'-2"  
Required: 1 shade tree per 40' on average = 7 Trees  
Provided: 7 Trees

**Blue Ridge Road**

Total Frontage = 238'-4"  
Required: N/A - NCDOT Maintained Road - See Letter of Disapproval for Street Trees in R.O.W.  
Provided: C2 Buffer - See Below

**STREET PROTECTIVE YARD:**

**Fairmeadow Lane**

Total Frontage = 64'-0" (C-3 Buffer for parking area only)  
Required: 30 shrubs per 100' on average = 19 Shrubs  
Provided: 20 Shrubs

**Blue Ridge Road**

Total Frontage = 238'-4"  
Required: C2 Buffer (NCDOT Maintained Road)  
4 shade trees per 100' on average = 9 Trees  
15 shrubs per 100' on average = 37 Shrubs  
Provided: 9 Shade Trees + 60 Shrubs

Note: All proposed trees and shrubs must be planted outside of critical root zones of existing trees.

PLANT SCHEDULE								
TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER AT DBH	B&B OR CONT.	REMARKS	
PA	5	Prunus subhirtella 'Autumnalis'	Autumn Flowering Cherry	8' - 10' HT.	2" CAL.	B & B		
QL	9	Quercus lyrata	Overcup Oak	10'-12' MIN.	3" CAL.	B & B	C-2 Street Protective Yard	
TC	14	Tilia americana 'Caroliniana'	Carolina Basswood	10'-12' MIN.	3" CAL.	B & B	Central leader	
ZF	7	Zelkova serrata 'Fastigiata'	Sawleaf Zelkova	10'-12' MIN.	3" CAL.	B & B	Street Tree	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	B&B OR CONT.	REMARKS	
IB	165	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	18" MIN.	18" MIN.	CONTAINER	Full, Dense	
IS	32	Ilex glabra 'Shamrock'	Inkberry	18" MIN.	18" MIN.	CONTAINER	Full, Dense	
PS	60	Prunus laurocerasus 'Schipkaensis'	Schipka Laurel	36" MIN.	36" MIN.	CONTAINER	C-2 Street Protective Yard	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CONT. SIZE	SPACING	REMARKS
AE	82	Aspidistra elatior	Cast Iron Plant	12" HT.	6"	1 GAL.	24" o.c.	Min. 3 stalks per pot
HG	78	Heuchera x 'Georgia Peach'	Coral Bells	6" HT.	6"	1 GAL.	24" o.c.	Full, Dense
JB	112	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	---	12"	1 GAL.	36" o.c.	Full, dense
LC	682	Liriope spicata	Creeping Lily Turf	4"	4"	FLAT	24" o.c.	Full, dense
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CONT. SIZE	SPACING	REMARKS
NP	474	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	4"	4"	FLAT	24" o.c.	Full, Dense

N/F  
STATE EMPLOYEES  
CREDIT UNION INC  
DB 002680, PG 00474  
BM 2001, PG 1613  
PIN: 0785619131

BUILD-TO PERCENTAGES	
CURRENT BLDG. WITHIN BUILD-TO	49'-0" (21%)
BLDG. + ENTRY AMENITY PLAZA	141'-0" (59%)
BLDG. + PLAZA + SECOND FLOOR FOOTPRINT	174'-0" (73%)

SCALE: 1" = 20'











NORTH STATE BANK





NORTH STATE BANK







Average Grade Calculation						
	Existing			Proposed		
	High	Low	Average	High	Low	Average
North plane	483.19	480.6	481.90	485	482.62	483.81
East plane	483.74	482.77	483.26	485	485	485.00
South plane	483.39	482.62	483.01	485	485	485.00
West plane	482.71	480.6	481.66	485	482.62	483.81
Average of wall planes			482.45	484.41		
Per section 1.5.7.A.2 (TC-17-16) of the UDO, building height is measured from the average grade to the top of the highest point of a pitched or flat roof excluding the parapet.						
Average grade is determined by calculating the average of the highest and lowest elevation along pre-development grade or improved grade (whichever is most restrictive) along the each building elevation and averaging all elevations.						
The more restrictive condition occurs in the existing condition with an average grade of 482.45'						

## Transparency Calculations:

### East Elevation - Blue Ridge Rd.

GROUND LEVEL SURFACE AREA: (WITHIN 0'-0"-12'-0")		1,792 SF	SECOND LEVEL SURFACE AREA:		2,610 SF
AREA OF REQ'D WINDOWS & DOORS (33%):		591 SF	AREA OF REQ'D WINDOWS & DOORS (20%):		522 SF
ACTUAL AREA OF TRANSPARENCY WITHIN 0'-0"-12'-0" PROVIDED:		1,283 SF (72%)	ACTUAL AREA OF TRANSPARENCY:		1,755 SF (67%)
AREA OF REQ'D WINDOWS & DOORS WITHIN 3'-0" - 8'-0" (50% OF REQ'D WINDOW/DOOR AREA):		296 SF	WINDOW A:		
ACTUAL AREA OF TRANSPARENCY WITHIN 3'-0"-8'-0" PROVIDED:		585 SF (99%)	LENGTH: 9'-0"		
			HEIGHT: 14'-4"		
WINDOW A:		WINDOW B:	WINDOW B:		WINDOW C:
LENGTH: 9'-0"		LENGTH: 9'-8"	LENGTH: 9'-8"		LENGTH: 9'-8"
HEIGHT: 15'-8" (11'-4" USED FOR CALC.)		HEIGHT: 13'-0" (8'-8" USED FOR CALC.)	HEIGHT: 10'-4"		HEIGHT: 10'-4"

## Finish Schedule:

### Exterior Materials

W-1	TYPE: MASONRY VENEER OR SIM.	
	MANUFACTURER: TBD	
	COLOR: TBD	
	LOCATION: BUILDING EXTERIOR AS SHOWN	
NOTE:		
W-2	TYPE: MASONRY VENEER OR SIM.	
	MANUFACTURER: TBD	
	COLOR: TBD	
	LOCATION: BUILDING EXTERIOR AS SHOWN	
NOTE:		
W-3	TYPE: COMPOSITE PANEL SYSTEM	
	MANUFACTURER: TBD	
	COLOR: TBD	
	LOCATION: UNDERSIDE OF ALL CANOPIES & ROOF SOFFITS	
NOTE:		
G-1	TYPE: 1" INSULATED LOW 'E' GLAZING	
	MANUFACTURER: PPG OR EQUAL	
	COLOR: SOLARBAN 70XL CLEAR ANNEALED	
	LOCATION: AS SHOWN	
NOTE:		
M-1	TYPE: NEW STOREFRONT SYSTEM	
	MANUFACTURER: DARK BRONZE ALUMINUM	
	COLOR: AS SHOWN	
NOTE:		
M-2	TYPE: METAL WALL PANEL	
	MANUFACTURER: FIRESTONE, UNA-CLAD OR EQUAL	
	COLOR: TBD	
	LOCATION: ABOVE STOREFRONT WINDOWS AS SHOWN	
NOTE:		
M-3	TYPE: ALUMINUM PERFORATED METAL	
	MANUFACTURER: TBD	
	COLOR: PAC-CLAD OR EQ.	
	LOCATION: AS SHOWN	
NOTE:		
M-4	TYPE: METAL TRIM AND COPING	
	MANUFACTURER: TBD	
	COLOR: AS SHOWN	
	LOCATION: AS SHOWN	
NOTE:		
M-5	TYPE: NEW CURTAIN WALL SYSTEM	
	MANUFACTURER: TBD	
	COLOR: AS SHOWN	
	LOCATION: AS SHOWN	
NOTE:		
M-6	TYPE: C-CHANNEL METAL ACCENT	
	MANUFACTURER: TBD	
	COLOR: DRIVE THROUGH	
	LOCATION: AS SHOWN	
NOTE:		
M-7	TYPE: PREFORMED ALUMINUM COMPOSITE PANEL	
	MANUFACTURER: REYNOLBOND OR EQ.	
	COLOR: TBD	
	LOCATION: ENTRY COLUMNS	
NOTE:		

### Notes:

- ALL EXTERIOR GLASS TO BE CLR. LOW 'E'.
- ALL EXTERIOR METAL ELEMENTS TO BE BLACK ANODIZED ALUMINUM FINISH UNLESS OTHERWISE INDICATED.
- ALL STOREFRONT MULLIONS TO BE BLACK ANODIZED ALUMINUM. UNLESS OTHERWISE INDICATED, ALL EXTERIOR WALL AND SOFFIT SURFACES SHALL BE COVERED WITH ONE LAYER 1/2" EXTERIOR PLYWOOD SHEATHING AND ONE LAYER OF VAPOR BARRIER.
- A SEPARATE SIGN SUBMITTAL IS REQUIRED. SUBMIT A SIGN DRAWING INDICATING DIMENSIONS, FABRICATION, COLORS OF MATERIALS, PLACEMENT ON STOREFRONT ELEVATIONS, AND MOUNTING AND SERVICING TECHNIQUES.
- ALL MATERIALS MUST BE SUBMITTED TO NEW CITY DESIGN GROUP FOR APPROVAL.
- SUBMIT SHOP DRAWINGS TO NEW CITY DESIGN GROUP FOR APPROVAL.
- PATCH/REPAIR ALL DAMAGED TRIM/DEAILING AS REQ'D FOR UNIFORM "LIKE-NEW" APPEARANCE.

### Elevation Keynotes:

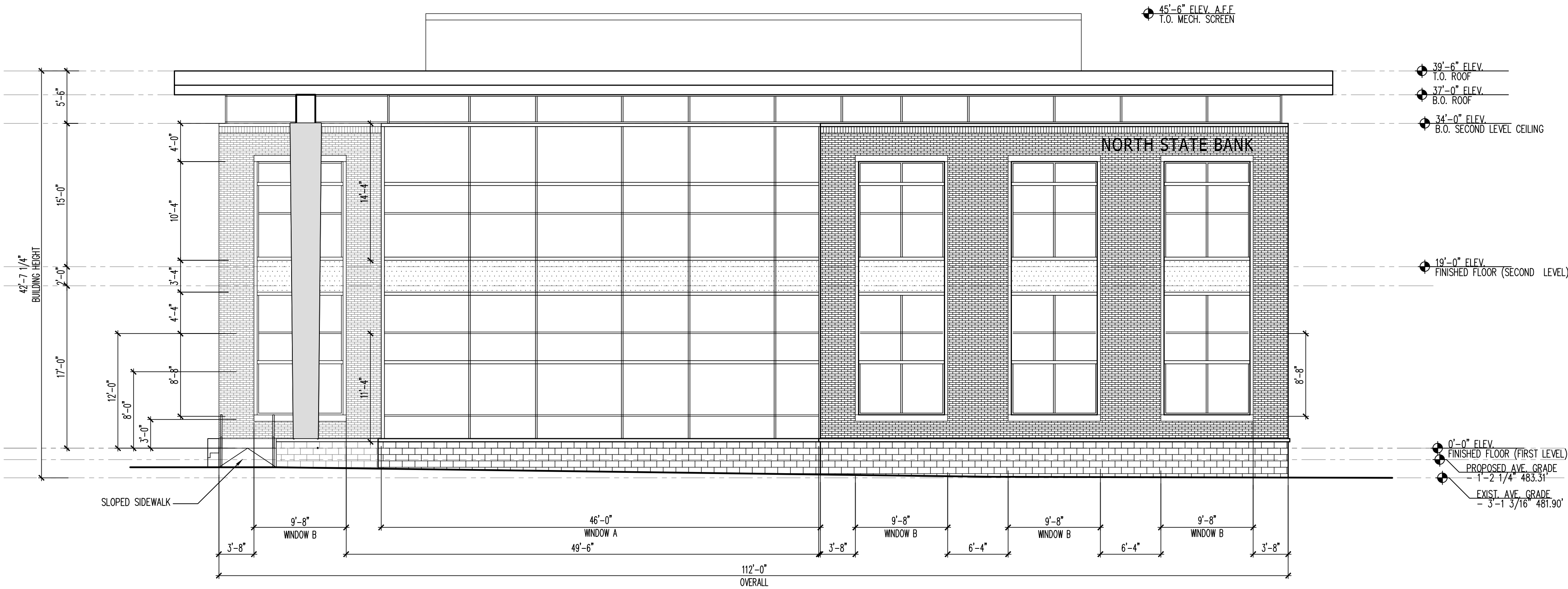


Average Grade Calculation						
	Existing			Proposed		
	High	Low	Average	High	Low	Average
North plane	483.19	480.6	481.90	485	482.62	483.81
East plane	483.74	482.77	483.26	485	485	485.00
South plane	483.39	482.62	483.01	485	485	485.00
West plane	482.71	480.6	481.66	485	482.62	483.81
Average of wall planes			482.45	484.41		
Per section 1.5.7.A.2 (TC-17-16) of the UDO, building height is measured from the average grade to the top of the highest point of a pitched or flat roof excluding the parapet.						
Average grade is determined by calculating the average of the highest and lowest elevation along pre-development grade or improved grade (whichever is most restrictive) along the each building elevation and averaging all elevations.						
The more restrictive condition occurs in the existing condition with an average grade of 482.45'						

## Transparency Calculations:

### North Elevation - Fairmeadow Lane

GROUND LEVEL SURFACE AREA: (WITHIN 0'-0"-12'-0")	1,344 SF	SECOND LEVEL SURFACE AREA:	1,680 SF
AREA OF REQ'D WINDOWS & DOORS (33%):	444 SF	AREA OF REQ'D WINDOWS & DOORS (20%):	336 SF
ACTUAL AREA OF TRANSPARENCY WITHIN 0'-0"-12'-0" PROVIDED:	850 SF (63%)	ACTUAL AREA OF TRANSPARENCY:	1,016 SF (60%)
AREA OF REQ'D WINDOWS & DOORS WITHIN 3'-0" - 8'-0" (50% OF REQ'D WINDOW/DOOR AREA):	222 SF	WINDOW A: LENGTH: 46'-0" HEIGHT: 14'-4"	
ACTUAL AREA OF TRANSPARENCY WITHIN 3'-0"-8'-0" PROVIDED:	397 SF (89%)	WINDOW B: LENGTH: 9'-8" HEIGHT: 10'-4"	
WINDOW A: LENGTH: 46'-0" HEIGHT: 15'-8" (11'-4" USED FOR CALC.)		WINDOW B: LENGTH: 9'-8" HEIGHT: 13'-0" (8'-8" USED FOR CALC.)	



NOTE: ADDED DIMENSIONS DELINEATING WINDOW SIZES



## Finish Schedule:

### Exterior Materials

W-1	TYPE: MASONRY VENEER OR SIM.	
	MANUFACTURER: TBD	
	COLOR: TBD	
	LOCATION: BUILDING EXTERIOR AS SHOWN	
W-2	TYPE: MASONRY VENEER OR SIM.	
	MANUFACTURER: TBD	
	COLOR: TBD	
	LOCATION: BUILDING EXTERIOR AS SHOWN	
W-3	TYPE: COMPOSITE PANEL SYSTEM	
	MANUFACTURER: TBD	
	COLOR: TBD	
	LOCATION: UNDERSIDE OF ALL CANOPIES & ROOF SOFFITS	
G-1	TYPE: 1" INSULATED LOW 'E' GLAZING	
	MANUFACTURER: PPG OR EQUAL	
	COLOR: SOLARGARD 70XL CLEAR ANNEALED	
	LOCATION: AS SHOWN	
M-1	TYPE: NEW STOREFRONT SYSTEM	
	MANUFACTURER: TBD	
	COLOR: DARK BRONZE ALUMINUM	
	LOCATION: AS SHOWN	
M-2	TYPE: METAL WALL PANEL	
	MANUFACTURER: FIRESTONE, UNA-CLAD OR EQUAL	
	COLOR: TBD	
	LOCATION: ABOVE STOREFRONT WINDOWS AS SHOWN	
M-3	TYPE: ALUMINUM PERFORATED METAL	
	MANUFACTURER: TBD	
	COLOR: PAC-CLAD OR EQ.	
	LOCATION: AS SHOWN	
M-4	TYPE: METAL TRIM AND COPING	
	MANUFACTURER: TBD	
	COLOR: TBD	
	LOCATION: AS SHOWN	
M-5	TYPE: NEW CURTAIN WALL SYSTEM	
	MANUFACTURER: TBD	
	COLOR: TBD	
	LOCATION: AS SHOWN	
M-6	TYPE: C-CHANNEL METAL ACCENT	
	MANUFACTURER: TBD	
	COLOR: TBD	
	LOCATION: DRIVE THROUGH	
M-7	TYPE: PREFORMED ALUMINUM COMPOSITE PANEL	
	MANUFACTURER: REYNOLDS OR EQ.	
	COLOR: TBD	
	LOCATION: ENTRY COLUMNS	

### Notes:

- ALL EXTERIOR GLASS TO BE CLR. LOW 'E'.
- ALL EXTERIOR METAL ELEMENTS TO BE BLACK ANODIZED ALUMINUM FINISH U.N.O.
- ALL STOREFRONT MULLIONS TO BE BLACK ANODIZED ALUMINUM. UNLESS OTHERWISE INDICATED, ALL EXTERIOR WALL AND SOFFIT SURFACES SHALL BE COVERED WITH ONE LAYER 1/2" EXTERIOR PLYWOOD SHEATHING AND ONE LAYER OF VAPOR BARRIER.
- A SEPARATE SIGN SUBMITTAL IS REQUIRED. SUBMIT A SIGN DRAWING INDICATING DIMENSIONS, FABRICATION, COLORS OF MATERIALS, PLACEMENT ON STOREFRONT ELEVATIONS, AND MOUNTING AND SERVING TECHNIQUES.
- ALL MATERIALS MUST BE SUBMITTED TO NEW CITY DESIGN GROUP FOR APPROVAL.
- SUBMIT SHOP DRAWINGS TO NEW CITY DESIGN GROUP FOR APPROVAL.
- PATCH/REPAIR ALL DAMAGED TRIM/DEATHLING AS REQ'D FOR UNIFORM "LIKE-NEW" APPEARANCE.

### Elevation Keynotes:

11.30.2018

NOT FOR  
CONSTRUCTION

- ☐ PROGRESS PRINT
- ☐ HEALTH DEPT. PLAN CHECK
- 11.30.18 ☒ BUILDING DEPT. PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION SET
- ☐ SUBMITTAL DOCUMENT

01.18.19 ☒ C.O.R REVIEW 1 COMMENTS

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North State Bank  
Transaction #578800 Case # SR-114-18

2413 Blue Ridge Rd  
Raleigh, NC 27607

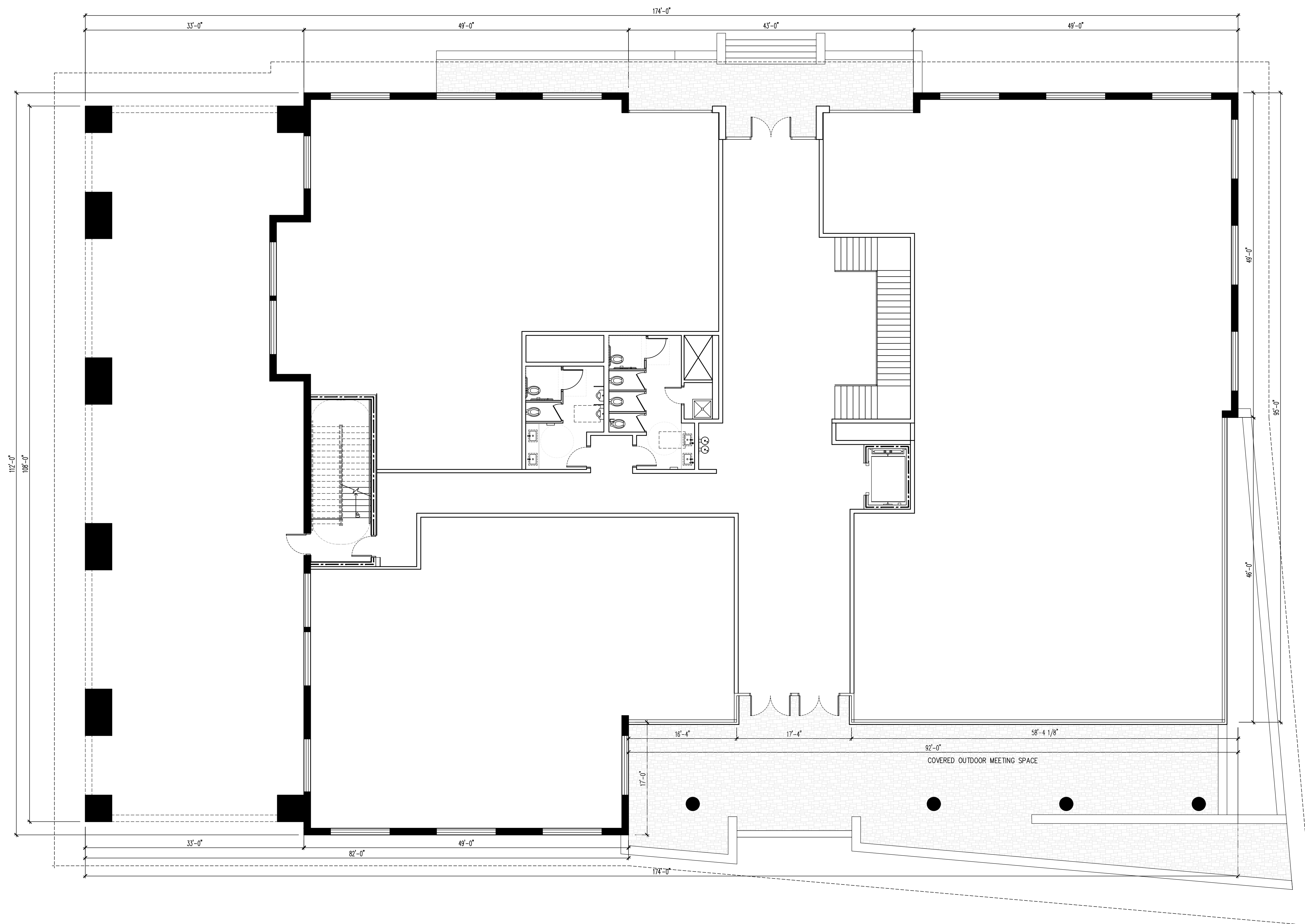
SITE PLAN SUBMITTAL

DESIGNER : -  
DRAWN : -  
CHECKED : -  
SCALE : AS SHOWN  
JOB NUMBER :  
SHEET TITLE  
Exterior Elevations

SHEET NUMBER

A202

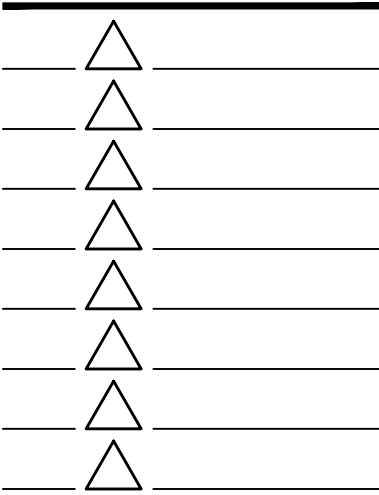




1 Ground Floor Plan  
A112 SCALE: 1/8"=1'-0"

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CONSTRUCTION

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- ☐ HEALTH DEPT. PLAN CHECK
- 11.30.18 ☒ BUILDING DEPT. PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION SET
- ☐ SUBMITTAL DOCUMENT



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SITE PLAN SUBMITTAL

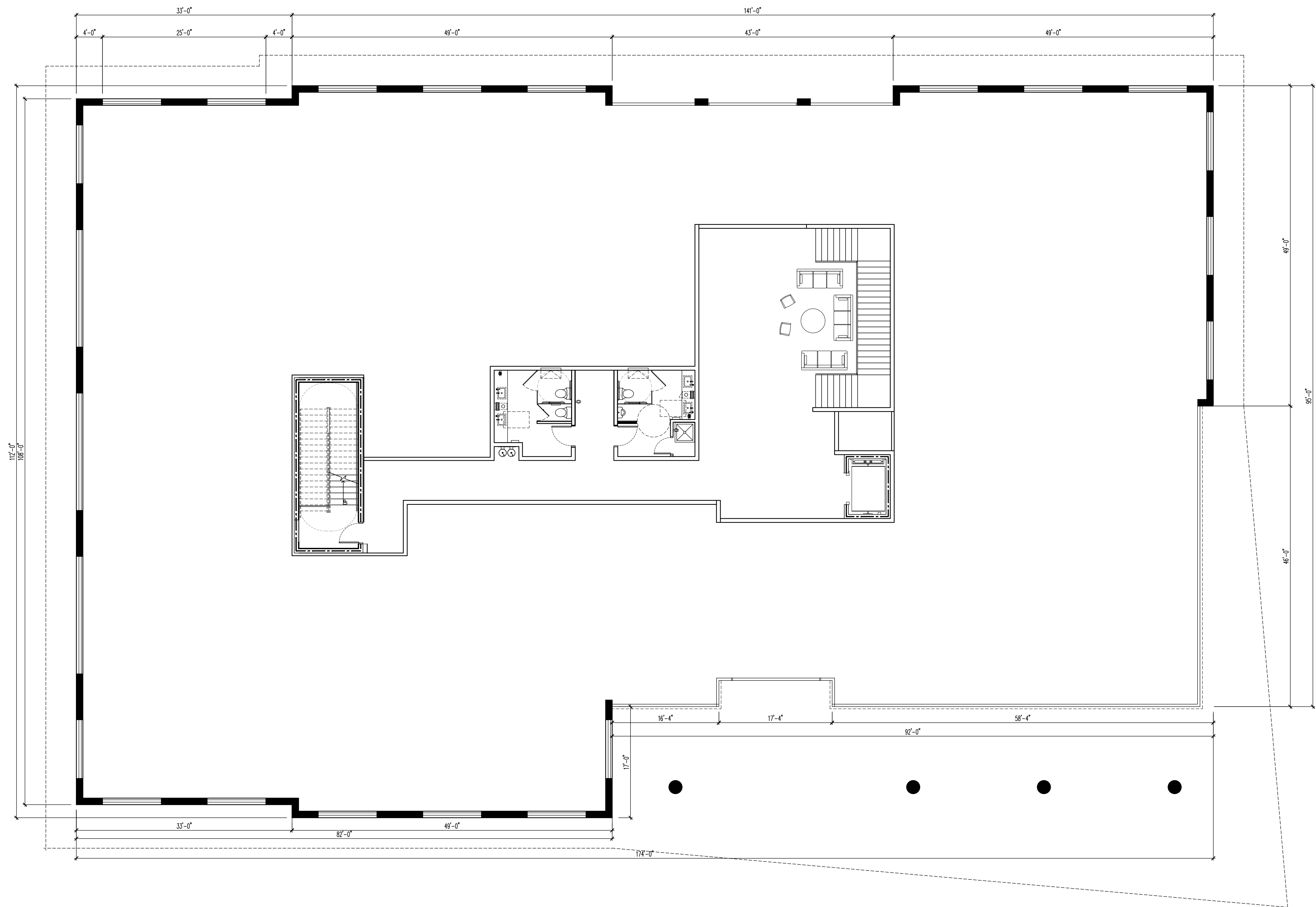
DESIGNER :  
DRAWN :  
CHECKED :  
SCALE : AS SHOWN  
JOB NUMBER :  
SHEET TITLE

Floor Plan

SHEET NUMBER

A111





1  
A112

Second Floor Plan

SCALE: 1/8"=1'-0"

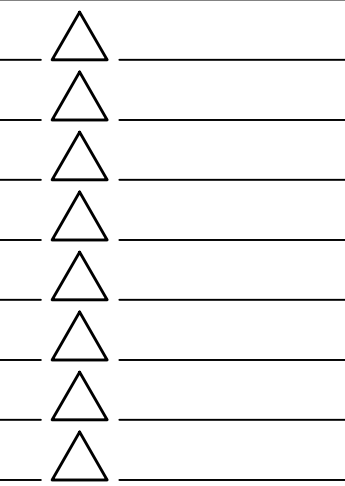
new  
city  
design group

1304 HILLSBOROUGH ST.  
RALEIGH, NC 27605  
919.831.1308  
FAX 919.831.9737

11.30.2018

NOT FOR  
CONSTRUCTION

☐ PROGRESS PRINT  
☐ HEALTH DEPT. PLAN CHECK  
11.30.18 ☒ BUILDING DEPT. PLAN CHECK  
☐ BID SET  
☐ CONSTRUCTION SET  
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North State Bank

Transaction #578800 Case # SR-114-18

2413 Blue Ridge Rd  
Raleigh, NC 27607

SITE PLAN SUBMITTAL

DESIGNER : -  
DRAWN : -  
CHECKED : -  
SCALE : AS SHOWN  
JOB NUMBER :  
SHEET TITLE

Second Floor Plan

SHEET NUMBER

A112